

# ***Henrico County Board of Zoning Appeals***

***Thursday, September 25, 2003***

**A -109-03** Brookland **approved**

BRIAN AND CHRISTINE COUTURIER request a variance from Section 24-95(u)(1)b. to build an addition at 5528 Jones Mill Drive (Summerberry) (Parcel 755-770-9353), zoned R-3, One-family Residence District (Brookland). The setback from the floodplain is not met. The applicants have 0 feet setback from the floodplain, where the Code requires 12 feet setback from the floodplain. The applicants request a variance of 12 feet setback from the floodplain.

**A -107-03** Three Chopt **denied**

AUSTIN-DAVIDSON, INC. requests a variance from Section 24-94 to build a one-family dwelling at 11700 Old Nuckols Road (Hampshire South) (Parcel 743-774-7910), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant proposes 43 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 2 feet rear yard setback.

**A -108-03** Three Chopt **denied**

WILLIAM AND ANDREA CASEY request a variance from Section 24-94 to build a one-family dwelling at 11712 Lincolnshire Court (Hampshire South) (Parcel 743-773-5282), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The front yard setback and rear yard setback are not met. The applicants propose 41 feet front yard setback and rear yard setback, where the Code requires 45 feet front yard setback and rear yard setback. The applicants request a variance of 4 feet front yard setback and rear yard setback.

**A -114-03** Three Chopt **approved**

JOE DAWSON requests a variance from Section 24-94 to build a screened porch on the existing deck at 13641 Horselydown Lane (Foxhall) (Parcel 730-762-2357), zoned R-2AC, One-family Residence District (Conditional) (Three Chopt). The rear yard setback is not met. The applicant has 41 feet rear yard setback, where the Code requires 45 feet rear yard setback. The applicant requests a variance of 4 feet rear yard setback.

**UP-024-03** Tuckahoe **approved**

JACQUELINE GRAY requests a temporary conditional use permit pursuant to Section 24-116(c)(1) to set up amusement devices and a shipping container at 12496 Gayton Road (Parcel 732-751-4078), zoned B-3, Business District (Tuckahoe).



**A -101-03** Brookland **approved**  
IAN AND CATHERINE CHURCHER request a variance from Section 24-95(c)(1) to build a second-floor addition at 2420 Kenmore Road (Bryan Parkway) (Parcel 779-743-5581), zoned R-4, One-family Residence District (Brookland). The least side yard setback is not met. The applicants have 6 feet minimum side yard setback, where the Code requires 7 feet minimum side yard setback. The applicants request a variance of 1 foot minimum side yard setback.

**A -105-03** Fairfield **approved**  
HABITAT FOR HUMANITY requests a variance from Section 24-95(c)(2) to build a one-family dwelling at 311 Crawford Street (Laburnum Grove) (Parcels 793-738-6505 (part) and 6105), zoned R-6, General Residence District (Fairfield). The rear yard setback is not met. The applicant proposes 22 feet rear yard setback, where the Code requires 25 feet rear yard setback. The applicant requests a variance of 3 feet rear yard setback.

**A -111-03** Fairfield **approved**  
DOROTHY D. NORMAN requests a variance from Section 24-94 to build an addition at 3623 Mechanicsville Turnpike (Pemberton Place) (Parcels 802-735-6802 and 802-734-6795), zoned B-3, Business District (Fairfield). The rear yard setback is not met. The applicant has 2 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 38 feet rear yard setback.

**A -113-03** Fairfield **approved**  
EARL MCCATTY requests a variance from Section 24-94 to build a Florida room at 5601 Cupula Drive (Hechler Village) (Parcel 814-721-5068), zoned R-3, One-family Residence District (Fairfield). The rear yard setback is not met. The applicant has 35 feet rear yard setback, where the Code requires 40 feet rear yard setback. The applicant requests a variance of 5 feet rear yard setback.

**A -106-03** Varina **approved**  
WENDY NOEL requests a variance from Section 24-94 to build a sunroom and allow the dwelling to remain at 7313 Oakham Court (Windsor Oaks) (Parcel 823-694-7876), zoned R-2AC, One-family Residence District (Conditional) (Varina). The front yard setback and rear yard setback are not met. The applicant has 44 feet front yard setback and 35 feet rear yard setback, where the Code requires 45 feet front yard setback and 45 feet rear yard setback. The applicant requests a variance of 1 foot front yard setback and 10 feet rear yard setback.